

Adopted Minutes
Spanish Fork City Development Review Committee
May 4, 2016

Staff Members Present: Chris Thompson, Public Works Director; Dave Anderson, Community Development Director; Seth Perrins, City Manager; Kelly Peterson, Electric Superintendent; Tom Cooper, Electric Utility Planner; Junior Baker, City Attorney; Cory Pierce, Staff Engineering; Jered Johnson, Engineering Division Manager; Bart Morrill, Parks Maintenance Supervisor; John Little, Chief Building Inspector; Steve Adams, Public Safety Director; Brady Taylor, Lead Cable Technician; Kimberly Brenneman, Community Development Department Secretary.

Citizens Present: Diane Daniels.

Chris Thompson called the meeting to order at 10:03 a.m.

Policy Changes

City Standards Policy 39

Chris Thompson said there are a few main items he wanted to cover.

Dave Anderson entered the meeting at 10:04 a.m.

Chris Thompson stated the APWA Standards were updated. The Minor Collector frontage option has been modified. This allows homes to front the Minor Collector Road in certain circumstances. This is beneficial for the Parks Department as they would not have a park strip to maintain. The standard is permitted at the discretion of the City Engineer.

Chris Thompson asked about the 35-foot set back and Dave Anderson's feelings on the proposed set back.

Dave Anderson stated he did not have strong feelings.

Junior Baker stated the set back is not needed if the requirement of the drive is to make the vehicles not back up on the street but allow them to pull out onto the street.

John Little stated if the garage is a side load garage the current setback is 20 feet.

Chris Thompson stated the idea is also to have the home set back farther so it is not as close to the street.

Junior Baker stated as a buyer he would rather have more back yard than front yard. An extra 10 feet in the front yard will not make a difference in terms of safety.

47
48 Chris Thompson stated he gets complaints from homeowners about kids playing in the front
49 yard and cars driving too fast past their home.
50
51 Junior Baker stated the safety issue deals with cars backing onto the street, not children
52 playing in front yards.
53
54 Chris Thompson stated the safety of the children is an issue as well.
55
56 Junior Baker suggested a bigger lot requirement be implemented instead of a setback
57 requirement.
58
59 John Little stated that if you have a larger lot, it does not mean the home will be placed farther
60 back on the lot.
61
62 Chris Thompson stated there needs to be shared access with homes, but not shared drives.
63
64 Cory Pierce clarified that there would be one curb cut but separate driveways.
65
66 Seth Perrins asked for clarification regarding safety issues.
67
68 Chris Thompson stated the issues are that driveways are not to be shared but have the same
69 access off the Minor Collector street, ensuring that cars are not backing onto the Minor
70 Collector street and to keep children safe.
71
72 Junior Baker stated it should not be a shared access but a shared drive approach.
73
74 Seth Perrins suggested a co-located drive approach.
75
76 Chris Thompson stated the next item of the Standards he wanted to address is that there
77 should be no paving of streets or laying of concrete over garbage.
78
79 Seth Perrins stated he thinks that is a great standard. There could be a struggle with a couple
80 properties, however.
81
82 Junior Baker stated if the City limits the standard to prohibit the construction of buildings atop
83 garbage, then it could constitute a taking of the property.
84
85 Dave Anderson stated he would rather deal with litigation on the front end rather than after the
86 building is constructed.
87
88 There was discussion of where the old landfill was located.
89
90 Kelly Peterson's phone rang at 10:31 a.m.
91

92 Seth Perrins stated he is comfortable with the regulation. He said it would be an opportunity to
93 create conversation with property owners.
94

95 Junior Baker stated that it would be better if the property was zoned so nothing could be
96 constructed on it.
97

98 Tom Cooper exited the meeting at 10:33 a.m.
99

100 Dave Anderson said the concern is a building in which someone resides or works. It makes
101 sense not to build those structures on top of garbage but given that storage units are not
102 habitable structures, it could be a possibility.
103

104 Cory Pierce stated there would need to be water lines in the storage complex.
105

106 Chris Thompson stated the developer would have to dig out the garbage under the road and
107 run the water lines there.
108

109 Seth Perrins asked about what zone it would be designated to allow for uninhabitable
110 structures.
111

112 Dave Anderson stated it would be zoned I-1, which the property currently is zoned.
113

114 Tom Cooper returned to the meeting at 10:42 a.m.
115

116 Junior Baker said this is good but it will not end the discussion.
117

118 Chris Thompson stated the next item modified on the Standards is the requirement that
119 developers installing sewer and water lines have a video inspection completed by the City. He
120 stated this will no longer be outsourced to the private sector.
121

122 The next item is the pavement standard. Chris Thompson stated pavement technology has
123 progressed significantly within the last few years.
124

125 Kelly Peterson exited the meeting at 10:50 a.m.
126

127 Chris Thompson stated there was a pavement specialist that reviewed all of the City's
128 Standards and has suggested changes. Chris Thompson stated the City has taken into
129 consideration most of the suggested changes.
130

131 Kelly Peterson returned to the meeting at 10:52 a.m.
132

133 Cory Pierce stated there is a table in the Standard that allows for pavement to be laid after
134 October 15th and before April 15th.
135

136 Chris Thompson stated the asphalt temperature regulations would still stand during those
137 times outlined in the table Cory Pierce referenced.

138
139 Cory Pierce stated the standards are slightly higher when the pavement is laid during the times
140 outlined in the above mentioned table.
141
142 Steve Adams exited the meeting at 10:55 a.m.
143
144 Chris Thompson stated that all traffic signals need to be powder coated black and a light must
145 be placed on all signal poles.
146
147 Brady Taylor exited the meeting at 10:57 a.m.
148
149 UDOT does not pay to powder coat the signals. Cory Pierce stated UDOT will require the City
150 to pay to have it powder coated and the City needs to pay to maintain the powder coat.
151
152 Brady Taylor returned to the meeting at 10:59 a.m.
153
154 Tom Cooper stated that powder coated poles hold up well, contrary to what UDOT has said.
155
156 Tom Cooper exited the meeting at 11:06 a.m.
157
158 Tom Cooper returned to the meeting at 11:07 a.m.
159
160 Brady Taylor exited the meeting at 11:07 a.m.
161
162 There was discussion of intersection lights.
163
164 Chris Thompson stated there is a Commercial Collector street added to the cross sections of
165 the Standards. The adjustment is to remove the wall in areas where there is commercial
166 zoning.
167
168 Bart Morrill exited the meeting at 11:11 a.m.
169
170 Chris Thompson asked if there have been many issues with locating the underground power
171 under the planter beds on Main Street.
172
173 Kelly Peterson stated that there has not been an issue with roots and the underground power
174 lines. He said the only time there was an issue was when the trees were removed along Main
175 Street; the trees pulled out some lines that the roots had wrapped around.
176
177 Junior Baker **moved** to continue the Development Standards.
178
179 Kelly Peterson **seconded** and the motion **passed** all in favor.
180
181 Tom Cooper exited the meeting at 11:18 a.m.
182
183 **4.30.010 - Impact Fee Reimbursable Projects**

184
185 Chris Thompson stated this is a simple change, but it changes the impact fees significantly.
186
187 Tom Cooper returned to the meeting at 11:20 a.m.
188
189 Chris Thompson suggested the change be as follows: "Growth related infrastructure that does
190 not have local connection shall be eligible for 100% reimbursement through impact fees. If
191 there will be local connections then the difference between the regional and local infrastructure
192 cost may be reimbursed."
193
194 Chris Thompson stated the discussion was generated by the Canyon Vista Estates
195 Development, the difference between a collector and a regional connection.
196
197 Kelly Peterson stated the language change will create a need for the Power Department to
198 adjust its impact fees.
199
200 Seth Perrins stated that the development should still have to pay for a portion of the fee.
201
202 There was discussion of the difference of impact fees between water lines and power lines.
203
204 Cory Pierce likes the ability to ask if there is a lateral line. If the answer is yes there is an
205 upsize fees, if the answer is no then there is not an upsize fee.
206
207 Dave Anderson exited the meeting at 11:41 a.m.
208
209 There was further discussion on the implication of the language change to the Electrical
210 Department impact fees.
211
212 Kelly Peterson **recommend** that 4.30.010 - Impact Fee Reimbursable Projects be tabled.
213
214 Seth Perrins **seconded** and the motion **passed** all in favor.
215
216 Junior Baker moved to adjourn meeting at 11:47 a.m.
217
218
219
220 Adopted: August 3, 2016
221
222

Kimberly Brenneman
Community Development Department Secretary